

## **Completed Downtown Development Projects**

*Projects completed are those since 2005 and over \$5 million in investment. Projects are sorted chronologically and then listed alphabetically. Investment amounts were calculated using one or more of the following: newspaper articles, developer interviews, web pages. For the most up to date valuation of a development, please visit <http://assessments.milwaukee.gov>)*

### **Completed 2017**

#### **1433 North Water Street**

**Development Type:** Office  
**Status:** Approved  
**General Location:** Park East/ Water Street  
**Address:** 1433 N Water Street  
**Developer:** Wangard Partners  
**Investment:**  
**Website:** [www.wangard.com](http://www.wangard.com)

**Description:** Bader Rutter & Associates relocated its headquarters and 225 employees to become the anchor tenant of this redevelopment project at 1433 North Water Street, the former Laacke & Joys site. Wangard Partners developed a 113,830 square foot office building, by renovating an existing four-story building and connecting it to a new five-story building on the site where there is currently an obsolete four-story building. In addition to the office building, this project includes a 390 linear foot Riverwalk extension. Pre-construction work began in the first week of April 2016, and the project was complete in late April 2017.



#### **DoMUS**

**Development Type:** Residential Apartments  
**Status:** Complete, 2017  
**General Location:** Historic Third Ward/ Riverwalk  
**Address:** East Erie Street  
**Developer:** The Mandel Group  
**Investment:** \$30 million  
**Website:** [www.mandelgroup.com](http://www.mandelgroup.com)

**Description:**

Mandel Group completed a six-story apartment project along the Milwaukee River in the Historic Third Ward. The building is comprised of 132 apartments, including larger 3-bedroom penthouse units on the upper two floors, and a fitness club on the first floor. Construction was complete at the end of the summer in 2017. The project includes an extension of the Riverwalk and the creation of a public space on an adjacent abandoned railroad trestle. The City provided \$1.4 million in tax incremental financing to fund the construction of the Riverwalk and dockwall.



DoMUS Riverwalk

**Germania Apartments****Development Type:**

Residential

**Status:**

Complete, 2017

**General Location:**

Westtown

**Address:**

West Wells and North Plankinton Avenue

**Developer:**

Haywood Group (formerly Vanguard Group, LLC)

**Investment:**

\$22 million

**Website:****Description:**

A \$22 million conversion of the formerly Class C office building into 90 residential rental units was completed in the early fall of 2017. The multi-family building is for mixed incomes in the Westtown neighborhood on the corner of West Wells and North Plankinton Avenue and features 46 market-rate units and 44 affordable units.



Germania Building

**The North End – Phase IV, Vignette****Development Type:**

Residential

**Status:**

Complete, 2017

**General Location:**

Park East

**Address:**

North Water Street

**Developer:** The Mandel Group  
**Investment:**  
**Website:** [www.mandelgroup.com](http://www.mandelgroup.com)

**Description:** This project relates to the fourth phase of the larger, North End development and includes 155 apartment units and a 186 spot residential indoor parking garage. In addition, with approximately \$1 million from the City, this phase of the project will create a 400 linear foot Riverwalk extension, an extension of North Broadway to the river, as well as an extension of the publically accessible Edison Street, located adjacent to the Milwaukee River. The project broke ground in January 2016.



### **Northwestern Mutual Office Tower**

**Development Type:** Office  
**Status:** Complete, 2017  
**General Location:** East Town  
**Address:** 800 East Wisconsin Avenue  
**Developer:** Northwestern Mutual  
**Investment:** \$400 Million  
**Website:** [www.northwesternmutual.com](http://www.northwesternmutual.com)

**Description:** An approximately 1,100,000 SF office building, which will allow Northwestern Mutual to add 1,900 employees in downtown Milwaukee. A developer-financed Tax Increment District will provide \$54 million toward this project.



Northwestern Mutual Office Tower

### **The Rhythm**

**Development Type:** Residential  
**Status:** Complete, 2017

**General Location:** North Water Street  
**Address:** 1632 North Water Street  
**Developer:** New Land Enterprises  
**Investment:** \$10 million  
**Website:**  
**Description:** 140 unit residential development near the corner of North Water Street and Pleasant Street. The project began site work in December of 2014 and was completed in 2017.



### **Riverhouse Apartments**

**Development Type:** Residential Apartments  
**Status:** Complete, 2017  
**General Location:** North Water Street  
**Address:** 1781 North Water Street  
**Developer:** Atlantic Realty Partners  
**Investment:** \$16 million  
**Website:** [www.goarp.com](http://www.goarp.com)  
**Description:** 443 unit luxury apartment development. Phase I includes 243 apartments, over 500 linear feet of Riverwalk and two public access connections, one to Water Street and a second to the Marsupial Bridge. The City will contribute approximately \$3.9 million toward the construction of the Riverwalk and public access connections. First phase broke ground in September 2015 and was completed in the summer of 2017.



Riverhouse Apartments



## **Westin Hotel**

**Development Type:** Hotel  
**Status:** Complete  
**General Location:** Lakefront  
**Address:** 716 E Clybourn Street  
**Developer:** Jackson Street Holdings, LLC and White Lodging  
**Investment:**  
**Website:** [www.jacksonstreetholdings.com](http://www.jacksonstreetholdings.com)  
**Description:** A 220-room Westin hotel is now complete adjacent to the US Bank Center near the lakefront. The building will include 9,000 square feet of meeting facilities, including a 5,000 square-foot ballroom, a fine dining restaurant and all the Westin brand's signature services and amenities. The hotel opened in the summer of 2017.



## ***Completed 2016***

### **700 Lofts**

**Development Type:** Residential Apartments  
**Status:** Complete, 2016  
**General Location:** Westtown  
**Address:** 700 West Michigan Street  
**Developer:** Bear Development  
**Investment:** \$6.7 million  
**Website:** [www.700loftsmilwaukee.com](http://www.700loftsmilwaukee.com)

**Description:** The remodel of an existing office building into 49 affordable and market rate loft apartments. Opened in winter of 2016.



### **833 East**

**Development Type:** Office, Restaurant  
**Status:** Complete, February 2016  
**General Location:** East Town  
**Address:** 833 East Michigan Street  
**Developer:** Irgens Development  
**Investment:** \$100 million  
**Website:** [www.833east.com](http://www.833east.com)

**Description:** An 18 story, Class A multi-tenant office tower opened in February 2016. The building includes over 358,000 square feet of office space, a 6,000 square foot restaurant, LEED-certified design and engineering and floor-to-ceiling windows on Lake Michigan-facing east, northeast and southeast.



### **The Buckler**

**Development Type:** Residential Apartments  
**Status:** Complete, March 2016  
**General Location:** West Town  
**Address:** 401 West Michigan Street  
**Developer:** Phoenix Development Partners  
**Investment:** \$30.6 million  
**Website:** [www.buckler.prospect.portal.com](http://www.buckler.prospect.portal.com)

**Description:** Redevelopment of a vacant 11-story office building into 207 market-rate, luxury apartments. Recently completed in March 2016, this building includes an indoor, half-court basketball court as one of the amenities for its residents.



### **MKE Lofts**

**Development Type:** Residential Apartments  
**Status:** Complete  
**General Location:** West Town  
**Address:** 725 North Plankinton Avenue  
**Developer:** HKS Holdings  
**Investment:** \$25.5 million  
**Website:** [www.mkelofts.com](http://www.mkelofts.com)

**Description:** Redevelopment of the formerly vacant Posner Building into 105 apartments with amenities that include in-unit laundry and heated underground parking and 21,000 square feet of ground floor commercial space. Completed in September 2015, the project was financed through a combination of Historic Tax Credits, a WHEDA market rate loan program, a city developer-financed \$2.5 million TIF and WEDC Grant and Equity.



Posner Building

### **The North End – Phase III, Aperture**

**Development Type:** Mixed Use  
**Status:** Complete, 2016  
**General Location:** Park East  
**Address:** 1551 North Water Street  
**Developer:** The Mandel Group  
**Investment:** \$55 Million  
**Website:** [www.mandelgroup.com](http://www.mandelgroup.com)

**Description:** This project relates to the third phase of the larger, North End development and includes 168 apartment units and a 29,500 square foot Fresh Thyme Farmers Market grocery store located on the ground floor. In addition, with \$2 million from the City of Milwaukee, this phase of the project created a 420 linear foot Riverwalk extension as well as an extension of the publically accessible Edison Street, located adjacent to the Milwaukee River. The project broke ground in July of 2014 and was completed in the spring of 2016.



### **SpringHill Suites**

**Development Type:** Hotel  
**Status:** Completed, 2016  
**General Location:** Westtown  
**Address:** 744 N 4<sup>th</sup> Street  
**Developer:** Jackson Street Holding, LLC  
**Investment:** \$17 million  
**Website:** [www.jacksonstreetholdings.com](http://www.jacksonstreetholdings.com)  
**Description:** The conversion of a historic 92,225 square-foot office building with 90 underground parking spaces into a 150 room hotel with a fitness center and a 2,000 square-foot meeting space. Accepted reservations starting in May 2016.



***Completed 2015***

### **The Avenir**

**Development Type:** Residential Apartments  
**Status:** Complete, 2015  
**General Location:** Park East  
**Address:** 1425 North Jefferson Street



**Developer:** Wangard Partners, Inc.  
**Investment:** \$22 million  
**Website:** <http://www.wangard.com/>

**Description:** Phase-I includes a 102-unit apartment building with 6,500 SF of retail and was completed in 2015. Phase II is proposed and in the design phase.



### **Dental Associates**

**Development Type:** Office Building  
**Status:** Complete  
**General Location:** East Town  
**Address:** 205 East Wisconsin Avenue  
**Developer:** Dental Associates  
**Investment:** \$9 million  
**Website:** <http://ironblockmilwaukee.com/>

**Description:** Dental Associates purchased the Iron Block Building, built in 1861, one of Milwaukee's oldest structures, in 2012. The exterior renovations were completed in late 2013 and they relocated their headquarters to the building, including 75 employees once the interior renovations were finished in 2014.



### **Pabst Business Center**

**Development Type:** Office  
**Status:** Complete  
**General Location:** The Brewery  
**Address:** 1036 West Juneau Avenue  
**Developer:** Blue Ribbon Redevelopment Fund III  
**Investment:** \$12 million  
**Website:** [www.thebrewerymke.com/index.htm](http://www.thebrewerymke.com/index.htm)

**Description:** 73,000 square foot office building



## **Completed 2013**

### **Marriott Hotel**

**Development Type:** Hotel  
**Status:** Completed, 2013  
**General Location:** Easttown  
**Address:** Corner of Milwaukee Street and Wisconsin Avenue  
**Developer:** Jackson Street Management  
**Investment:** \$54 million  
**Website:** [www.downtownmilwaukeehotel.com](http://www.downtownmilwaukeehotel.com)

**Description:** The development project will incorporate a majority of the existing 19<sup>th</sup> century Wisconsin Avenue buildings located on the site and their historic facades. The hotel will have 200 guest rooms and suites, meeting and banquet space and an upscale restaurant with street-level access, a bar and a full range of hotel services and amenities. The grand opening is planned for mid-2013.



### **Milwaukee School of Engineering (MSOE) Soccer Stadium/ Parking Structure**

**Development Type:** Parking Structure with 12,000 sf of commercial space/Athletic Facility  
**Status:** Completed, 2013  
**General Location:** Park East  
**Address:** North Broadway and East Knapp Street

**Developer:** Milwaukee School of Engineering  
**Investment:** \$28 million  
**Website:** [www.msOE.edu](http://www.msOE.edu)

**Description:** 780 parking spaces within a structure with 12,000 square feet of ground floor commercial space and an athletic field on top. The development includes a park at the northern edge and a pedestrian extension of Ogden Avenue between Broadway and Water Street.



### **The North End Phase II – Silhouette and Portrait**

**Development Type:** Residential  
**Status:** Completed, 2013  
**General Location:** Park East  
**Address:** North Water and Pleasant Streets  
**Developer:** The Mandel Group  
**Investment:** \$36.7 million  
**Website:** [www.mandelgroup.com](http://www.mandelgroup.com)

**Description:** Phase II consists of two buildings, Portrait and Silhouette, with a combined total 155 residential apartment units. The project was financed utilizing WHEDA funds, therefore 31 units are considered affordable (available to families earning less than 60% of Milwaukee's median income) and the remaining 124 units are market rate. This phase added a 525 linear foot Riverwalk extension, a public plaza known as Denim Park, as well as an extension of the publically accessible Edison Street adjacent to the Milwaukee River.



## **Completed 2012**

### **1910 on Water**

**Development Type:** Residential Apartments  
**Status:** Completed, 2012  
**General Location:** East Side  
**Address:** 1910 North Water Street  
**Developer:** Wangard Partners, Inc.  
**Investment:** \$11.5 million  
**Website:** <http://www.wangard.com/>

**Description:** 68 market rate apartment units with indoor parking



### **Beerline B Apartments**

**Development Type:** Residential  
**Status:** Completed, January 2012  
**General Location:** Beerline  
**Address:** 306 East Pleasant Street  
**Developer:** General Capital  
**Investment:**  
**Website:** <http://generalcapitalgroup.com/>

**Description:** 140 apartment units, including 121 affordable units (available to families earning less than 60% of Milwaukee County's median income) and 19 market rate units. This development also completes the Riverwalk along the west bank of the Milwaukee River in the Beerline B neighborhood.





### **Juneau Avenue Bridge reconstruction**

**Development Type:** Infrastructure  
**Status:** Completed, 2012  
**General Location:** East Town and Westown  
**Address:** Juneau Avenue over the Milwaukee River  
**Developer:** City of Milwaukee  
**Investment:** \$15 million  
**Website:**

**Description:** The bridge reconstruction included removal of the entire existing bridge structure, piers, abutments, machinery, and bridge house. The new design is a vertical lift similar to the Knapp Street Bridge to the north and other downtown bridges. Other design features include new railings, walkways, a closed bridge deck, new system controls, mechanics, and lighting. The bridge house has also been relocated to the northeast corner. New roadway and sidewalks approaches to and from N. Edison and N. Old World Third streets were also constructed.



### **Loyalty Building – Hilton Garden Inn**

**Development Type:** Hotel  
**Status:** Completed, 2012  
**General Location:** Eastown  
**Address:** Corner of Broadway and Michigan Street  
**Developer:** First Hospitality Group, Inc.  
**Investment:** \$18-20 million  
**Website:** <http://www.fhginc.com/site/>

**Description:** The Loyalty Building was constructed in 1886 as the headquarters for Northwestern Mutual Life Insurance Co. and was used as an office building up until 2011, when First Hospitality Group, Inc. purchased the building to convert it into a hotel. The Hilton Garden Inn has 127 guest rooms and opened in the fall of 2012.



### **The Moderne**

**Development Type:** Residential  
**Status:** Completed, 2012  
**General Location:** Park East  
**Address:** Corner of Old World Third Street and Juneau Avenue  
**Developer:** Barrett Lo Visionary Development  
**Investment:** \$70 million  
**Website:** [www.themoderne.net](http://www.themoderne.net)

**Description:** A 30-story development to include 14 condos, 203 apartments and 7,200 SF of commercial space. In the summer of 2013, Carson's: A Place for Ribs will open in the commercial space.



### **University of Wisconsin, School of Public Health**

**Development Type:** Institution  
**Status:** Completed, 2012  
**General Location:** The Brewery  
**Address:** North 10th Street and West Juneau Avenue  
**Developer:** UW Board of Regents  
**Investment:**  
**Website:** [www4.uwm.edu](http://www4.uwm.edu)

**Description:** The University Of Wisconsin Board Of Regents authorized the establishment of a School of Public Health at UWM in 2009. The project includes the renovation of an existing 30,000 SF building coupled with the creation of a 30,000 square foot new construction addition.



### **Wisconsin Avenue Bridge rehabilitation**

<b>Development Type:</b>	Infrastructure
<b>Status:</b>	Completed, 2012
<b>General Location:</b>	East Town and Westown
<b>Address:</b>	Wisconsin Avenue over the Milwaukee River
<b>Developer:</b>	City of Milwaukee
<b>Investment:</b>	\$15 million
<b>Website:</b>	

**Description:** The rehabilitation of the Wisconsin Avenue Bridge included major rehabilitation of the structural, mechanical, hydraulic and electrical components of the lift span, removal and replacement of the concrete deck and sidewalks on the fixed approach spans; rehabilitation of the existing bridge railings, installation of new railings, painting structural steel, repairs to the concrete substructure units, repairs to the structural, architectural, HVAC, plumbing and electrical components of the bridge house, and minor reconstruction of portions of the roadway approaches to the bridge.



***Completed 2011***

### **Jackson Square**

<b>Development Type:</b>	Residential
<b>Status:</b>	Completed, 2011
<b>General Location:</b>	Third Ward
<b>Address:</b>	West side of N. Jackson St., between E. Menomonee and E. Chicago
<b>Developer:</b>	Joseph Property Development

**Investment:**

**Website:** <http://www.josephpropertydevelopment.com/apartments/>

**Description:** The five-story Jackson Square Apartments project will have approximately 81 units, an underground parking structure with 113 spaces and 12,000 to 15,000 SF of street-level retail. This infill project replaces a surface parking lot.



**Completed 2010**

### **Ambassador Hotel**

<b>Development Type:</b>	Hotel (Renovation and Expansion)
<b>Status:</b>	Completed
<b>General Location:</b>	Westtown
<b>Address:</b>	2301 West Wisconsin Avenue
<b>Developer:</b>	Rick Weigand
<b>Investment:</b>	\$5 million
<b>Website:</b>	<a href="http://www.ambassadorinnmilwaukee.com/">http://www.ambassadorinnmilwaukee.com/</a>

**Description:** Renovation of art deco hotel includes the addition of a 350-stall parking structure and an expansion to the kitchen facilities. In 2010, the banquet and meeting room facilities were expanded.



### **Corcoran Lofts**

<b>Development Type:</b>	Residential
<b>Status:</b>	Completed, 2010
<b>General Location:</b>	Third Ward



**Address:** 444 East Corcoran Avenue  
**Developer:** Mandel Group  
**Investment:** \$12 million  
**Website:** <http://www.mandelgroup.com>

**Description:** 6-story, 76-unit apartment building attached to the existing 138-unit Gaslight Lofts. The development includes 3,400 SF of first floor retail space. While 60% of the units at Gaslight Lofts have two bedrooms, most of the units at Corcoran Lofts will be studios and one-bedroom apartments.



### **U.S. Bank Tower parking garage**

**Development Type:** Parking Garage  
**Status:** Completed, 2010  
**General Location:** East Town  
**Address:** 716 East Clybourn Street  
**Developer:** U.S. Bank  
**Investment:** \$19 million  
**Website:** [www.usbank.com](http://www.usbank.com)

**Description:** A 7.5-level, 896-space parking garage replaced the existing parking garage for the U.S. Bank building. The new garage is on a smaller footprint, providing space for a future office tower to be constructed adjacent to the new garage.



***Completed 2009***

### **Blue Ribbon Lofts**

**Development Type:** Residential (Renovation)  
**Status:** Completed, 2009  
**General Location:** Westtown

**Address:** 901 West Winnebago Street  
**Developer:** Gorman & Company  
**Investment:** \$16 million  
**Website:** <http://www.gormanusa.com/portfolio/blueribbon3.htm>

**Description:** The former Keg House building at the former Pabst Brewery site was transformed into a 95-unit, mixed-income apartment building with some market rate apartments and some units that will be affordable to families and individuals making 50 to 60 percent of the area's median income. The development will serve local artists, entrepreneurs and others with live-work units and with amenities such as a music studio, artists' workspaces and galleries, a business center, conference rooms, a fitness center and a theater/presentation space.



### **The Breakwater**

**Development Type:** Residential  
**Status:** Completed, 2009  
**General Location:** East Town  
**Address:** 1313 North Franklin Place  
**Developer:** Renner Architects  
**Investment:** \$70 million  
**Website:** <http://www.breakwater-condominiums.com/>

**Description:** The Breakwater project consists of 101 spacious, high-quality condominiums, each loaded with [features](#) including a large 12-foot x 18-foot [private deck](#), in a 20-story tower over three levels of enclosed heated [parking](#).

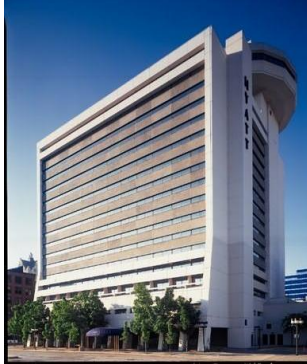


### **Hyatt Regency renovation**

**Development Type:** Hotel (Renovation)  
**Status:** Completed, 2009  
**General Location:** Westown

Address: 333 West Kilbourn Avenue  
Developer: Noble Investment Group  
Investment: \$19 million  
Website: <http://milwaukee.hyatt.com/hyatt/hotels/index.jsp>

**Description:** The 481-room Hyatt Regency Milwaukee is located in Downtown Milwaukee and connected by skywalks to the Midwest Airlines Center, Federal Plaza, and Shops at Grand Avenue. In 2008, the Noble Investment Group from Atlanta, GA purchased the hotel and conducted a major renovation, completed in 2009. In addition to complete room renovations, Bistro 333 was added to the lobby and the exterior was painted.



### **Kilbourn Avenue Bridge reconstruction**

Development Type: Infrastructure  
Status: Completed, 2009  
General Location: East Town and Westown  
Address: Kilbourn Avenue over the Milwaukee River  
Developer: City of Milwaukee  
Investment: \$20.9 million  
Website:

**Description:** An historic bridge rebuild that includes a designated bike route with pavement markings that designate a 6-foot bike lane. The bridge renovation was completed in 2009.



### **Pabst Boiler House**

Development Type: Office  
Status: Completed, 2009  
General Location: Westown  
Address: 1243 N. 10<sup>th</sup> Street  
Developer: TMB Development/Dermond Properties

**Investment:** \$6.8 million  
**Website:**

**Description:** The former boiler house of the Pabst Brewery complex is a three-story, 55,000 SF building located on the west side of North 10th Street. In 2009, 38,000 SF was renovated as office space for tenants which include Inland Companies, AMB Development Group, and the Albion Group.



### **ONE at the North End**

**Development Type:** Mixed Use  
**Status:** Completed, 2009  
**General Location:** Park East  
**Address:** North Water Street  
**Developer:** The Mandel Group  
**Investment:** \$34 million  
**Website:** [www.mandelgroup.com](http://www.mandelgroup.com)

**Description:** This project relates to the first of four phases of the North End development project by the Mandel Group. Designed to become a neighborhood within itself with a variety of housing options and supportive retail services, this phase added 83 apartment units and 15,000 square feet of ground floor retail space within a 5-story building. In addition, this phase focused on the environmental cleanup of the site, which was the former Pfister-Vogel tannery, as well as the construction of necessary infrastructure including the extension of Milwaukee Street and improvements to North Water Street.





## **Completed 2008**

### **City Hall Restoration**

<b>Development Type:</b>	Infrastructure
<b>Status:</b>	Completed, 2008
<b>General Location:</b>	East Town
<b>Address:</b>	200 East Wells Street
<b>Developer:</b>	City of Milwaukee
<b>Investment:</b>	\$75 million
<b>Website:</b>	<a href="http://www.ci.mil.wi.us/router.asp?docid=12618">http://www.ci.mil.wi.us/router.asp?docid=12618</a>

**Description:** City Hall, a historic landmark, was designed by Milwaukee architect Henry Koch. The building was completed in 1896 at a cost of \$1.8 million. City Hall's exterior was last renovated in 1974, for \$1.8 million. The most recent restoration included restoring all of the cracked and chipped terra cotta sculptures and designs on the building, upgrading 1,900 windows, replacing the copper roofing on the building's two spires, repairing sandstone on the building and fixing or replacing hundreds of thousands of bricks that were deteriorating. This project won a Mayor's Design Award and an award from the Downtown Business Improvement District in 2009.



### **Marquette Interchange**

<b>Development Type:</b>	Infrastructure
<b>Status:</b>	Complete, 2008
<b>General Location:</b>	Westtown
<b>Address:</b>	Downtown Milwaukee
<b>Developer:</b>	Wisconsin Department of Transportation
<b>Investment:</b>	\$810 million
<b>Website:</b>	<a href="http://www.mchange.org/">http://www.mchange.org/</a>

**Description:** The Marquette Interchange is a gateway to Wisconsin and a vital connector that links almost one-third of the state's freeway traffic to the rest of the country. It provides access to 37 percent of the state's jobs and population in southeastern Wisconsin and another 24 percent in counties along Lake Michigan. It carries 7 million visitors annually to downtown festivals and attractions, provided key access to tourist destinations in northeastern Wisconsin, including Door County and Green Bay. This project recently won an award from the Downtown Business Improvement District #21.



### **Summerfest Grounds**

<b>Development Type:</b>	Recreation
<b>Status:</b>	Completed, 2008
<b>General Location:</b>	East Town
<b>Address:</b>	South of East Michigan along the Lakefront
<b>Developer:</b>	Milwaukee World Festival Inc.
<b>Investment:</b>	\$25 million
<b>Website:</b>	<a href="http://www.summerfest.com">www.summerfest.com</a>

**Description:** Summerfest is an exciting summer music festival that takes place over an eleven day period along the lakefront. Over 700 bands perform during the course of the summer festival. Milwaukee Summerfest, billed as "The World's Largest Music Festival." The grounds are situated on 75 acres along the Lake Michigan shoreline. Since 2005, upgrades and expansion of facilities has occurred including but not limited to improvements on the Marcus Amphitheater, the Miller Oasis area, the Harley Davidson Stage and the BMO Harris Pavilion.



### ***Completed 2007***

#### **City Green**

<b>Development Type:</b>	Residential
<b>Status:</b>	Completed, 2007
<b>General Location:</b>	East Town
<b>Address:</b>	1100 North Cass Street
<b>Developer:</b>	New Land Development
<b>Investment:</b>	\$18 million
<b>Website:</b>	<a href="http://www.citygreencondos.com">www.citygreencondos.com</a>

**Description:** 91 apartments and 44 luxury condominium homes in the Historic Yankee Hill neighborhood. The 10-story condominium high-rise has only 5 units per floor.



### **Doubletree Hotel**

<b>Development Type:</b>	Hotel
<b>Status:</b>	Completed, 2007
<b>General Location:</b>	Westtown
<b>Address:</b>	611 West Wisconsin Avenue
<b>Developer:</b>	Hilton Hotels
<b>Investment:</b>	\$6 million
<b>Website:</b>	

**Description:** A city center, 243-room, full-service hotel situated in the heart of Downtown Milwaukee. Formerly a Holiday Inn, this hotel underwent a \$6 million dollar renovation to reinvigorate the guest rooms, meeting space, and dining facilities. Operated by Madison, Wisconsin based Downtown Ventures LLP under a franchise license agreement with Doubletree Hotel Systems.



### **Flatiron**

<b>Development Type:</b>	Residential
<b>Status:</b>	Completed, 2007
<b>General Location:</b>	Park East
<b>Address:</b>	1541 North Jefferson Street
<b>Developer:</b>	Legacy
<b>Investment:</b>	\$10 million
<b>Website:</b>	<a href="http://www.legacyredev.com">www.legacyredev.com</a>

**Description:** Mixed use project with ground level retail, a corner public plaza, and 38 condominiums.



### **Intercontinental Hotel**

<b>Development Type:</b>	Hotel (Renovation)
<b>Status:</b>	Completed, 2007
<b>General Location:</b>	East Town
<b>Address:</b>	139 E. Kilbourn Avenue
<b>Developer:</b>	Marcus Corporation
<b>Investment:</b>	
<b>Website:</b>	<a href="http://www.intercontinentalmilwaukee.com">www.intercontinentalmilwaukee.com</a>

**Description:** The 220-room hotel, formerly known as the Wyndham Milwaukee Center, was purchased by Marcus Corp. in 2006 and reflagged as the InterContinental Milwaukee. A multi-million renovation occurred shortly after the purchase. The renovations transformed the hotel into a trendy establishment and added two new bars, Clear and ZenDen, and a new restaurant on the second floor called Kil@wat.



### **Intermodal Station (Amtrak)**

<b>Development Type:</b>	Infrastructure (Renovation)
<b>Status:</b>	Completed, 2007
<b>General Location:</b>	East Town
<b>Address:</b>	433 W. St Paul Avenue
<b>Developer:</b>	State of Wisconsin Department of Transportation
<b>Investment:</b>	\$15 million
<b>Website:</b>	

**Description:** The Milwaukee Intermodal Station is a train and bus station in Downtown [Milwaukee, Wisconsin](#) currently served by [Amtrak](#) and various intercity motor coach operators including [Coach USA](#), [Greyhound Lines](#),

Jefferson Lines, Indian Trails, and Lamers. [Megabus](#) stops on Fifth Street near the station. Badger Coaches has its own station located on Seventh Street between Wisconsin Avenue and Michigan Avenue. [Milwaukee County Transit System](#) (MCTS) serves the station directly, and several other local bus routes operate on nearby streets. \$16.9 million dollar renovation of the main building to expand the waiting area into a glass atrium as well as Amtrak ticketing, restaurant, and retail space was completed in November 2007. This project won a Mayor's Design Award in 2007.



### **Manpower Headquarters**

<b>Development Type:</b>	Office
<b>Status:</b>	Completed, 2007
<b>General Location:</b>	Park East
<b>Address:</b>	100 Manpower Place
<b>Developer:</b>	Riverbend Place
<b>Investment:</b>	\$78 million
<b>Website:</b>	

**Description:** Construction of the new world headquarters for Manpower Inc. was completed in fall 2007. The development employs 1,200 people and includes a parking structure, public plaza, and extension of the Milwaukee Riverwalk. The building is the recipient of the 2007 Midwest Construction Award and the 2007 Real Estate and Construction Review Building of America Award.



### **Marine Terminal Lofts**

<b>Development Type:</b>	Residential (Renovation)
<b>Status:</b>	Completed, 2007
<b>General Location:</b>	Third Ward
<b>Address:</b>	311 East Erie Street
<b>Developer:</b>	Mandel Group
<b>Investment:</b>	\$30 million



**Website:** [www.mandelgroup.com](http://www.mandelgroup.com)

**Description:** 83 condos ranging from 835 SF to 3,500 SF. Two office spaces are located on the ground floor along Erie Street and house The Mandel Group's headquarters and HGA, an architectural firm. The entire development is located along the Riverwalk. This development won a Mayor's Design Award in 2006.



### **MSOE Grohmann Museum**

**Development Type:** Institution/Museum  
**Status:** Completed, 2007  
**General Location:** East Town  
**Address:** 1000 N Broadway  
**Developer:** Milwaukee School Of Engineering  
**Investment:** unknown  
**Website:** <http://www.msoe.edu/museum>

**Description:** The Grohmann Museum is the renovation of a 3-story, 38,000 SF building that houses the University's "Men at Work" art collection from 1580 to today. In addition, there is a spectacular roof top sculpture garden that is open to the public.



### **River Renaissance**

**Development Type:** Residential  
**Status:** Completed, 2007  
**General Location:** Third Ward  
**Address:** 102 North Water Street  
**Developer:** VJS Development  
**Investment:** \$32 million  
**Website:** [www.rivren.com](http://www.rivren.com)

**Description:** A seven-story, 82 luxury condominium project. This building includes three penthouse units and 20,000 SF of retail space with a restaurant and shops.



### **State Street Bridge reconstruction**

**Development Type:** Infrastructure  
**Status:** Completed, 2007  
**General Location:** East Town and Westtown  
**Address:** State Street over the Milwaukee River  
**Developer:** City of Milwaukee  
**Investment:** \$14.7 million  
**Website:**

**Description:** An 83-year old, historic bridge was rebuilt from 2005- 2007 for a little under \$15 million.



### ***Completed 2006***

#### **601 Lofts**

**Development Type:** Residential  
**Status:** Completed, 2006  
**General Location:** East Town  
**Address:** 601 East Ogden Avenue  
**Developer:** Keybridge Development  
**Investment:** \$30 million  
**Website:** [www.601lofts.com](http://www.601lofts.com)

**Description:** 10-story, mixed-use structure features 8,500 SF of commercial and retail space on the ground floor and 83 residential units on floors three through 10.



### **Convent Hill**

<b>Development Type:</b>	Residential
<b>Status:</b>	Completed, 2006
<b>General Location:</b>	Park East
<b>Address:</b>	455 East Ogden Avenue
<b>Developer:</b>	Housing Authority of the City of Milwaukee
<b>Investment:</b>	\$55 million
<b>Website:</b>	

**Description:** Senior housing owned and operated by the Housing Authority of the City of Milwaukee. Phase 1 of the transformation of a former 120-unit high-rise building into 182 on-site and 20 off-site housing units occurred in 2006. The new high-rise is a green, LEED certified building with mixed income units and a garden roof top. This development won a Mayor's Design Award in 2007.



### **Discovery World**

<b>Development Type:</b>	Culture
<b>Status:</b>	Completed, 2006
<b>General Location:</b>	East Town
<b>Address:</b>	500 North Harbor Drive
<b>Developer:</b>	
<b>Investment:</b>	\$63 million
<b>Website:</b>	<a href="http://www.discoveryworld.org/">http://www.discoveryworld.org/</a>

**Description:** 120,000 SF state-of-the-art museum and education facility on Milwaukee's Municipal Pier. Home to a myriad of dynamic freshwater exhibits, high definition theaters, café, gift shop and classroom facilities. This development won a Mayor's Design Award in 2006.



## **The Grand Wisconsin**

<b>Development Type:</b>	Residential (Conversion)
<b>Status:</b>	Completed, 2006
<b>General Location:</b>	Westtown
<b>Address:</b>	720 North Old World Third Street
<b>Developer:</b>	Wisconsin Hotel Co.
<b>Investment:</b>	\$23 million
<b>Website:</b>	<a href="http://www.thegrandwisconsin.com">www.thegrandwisconsin.com</a>

**Description:** The redevelopment of the Hotel Wisconsin into upscale housing has been completed. The \$23 million conversion of the 12-story, 94-year-old building, at 720 N. Old World 3rd St., includes 108 apartments, a fitness center, 8,000 SF of retail space and restoration of the historic lobby and conference rooms.



## **Hampton Inn and Suites**

<b>Development Type:</b>	Hotel (Renovation and Conversion)
<b>Status:</b>	Completed, 2006
<b>General Location:</b>	Westtown
<b>Address:</b>	176 West Wisconsin Avenue
<b>Developer:</b>	Hilton Hospitality
<b>Investment:</b>	\$7 million
<b>Website:</b>	<a href="http://www.hamptonmilwaukee.com/">http://www.hamptonmilwaukee.com/</a>

**Description:** Lodging accommodations in the heart of Downtown Milwaukee's business, entertainment and cultural district. The transformation of this hotel into a Hampton Inn & Suites was completed in July 2006, and was built to cater to the business and convention traveler.

### **University Club**

**Development Type:** Residential  
**Status:** Completed, 2006  
**General Location:** East Town  
**Address:** 825 North Prospect Avenue  
**Developer:** Mandel Group  
**Investment:** \$88 million  
**Website:** [www.universityclubtower.com](http://www.universityclubtower.com)

**Description:** 36-story, lake-side tower with 53 condominiums, a glass façade, health facility, and a green roof. One of the most premier residential developments in the City, the average sale price is \$1.85 million.



### **The Wisconsin Tower**

**Development Type:** Residential (Conversion)  
**Status:** Completed, 2006  
**General Location:** Westtown  
**Address:** 606 West Wisconsin Avenue  
**Developer:** City Real Estate Development  
**Investment:** \$14 million  
**Website:** [www.wisconsintower.com](http://www.wisconsintower.com)

**Description:** 22-story condominium project in a 1930's art deco building, located next to the Midwest Airlines Convention Center.





**Completed 2005**

### **Cathedral Place**

**Development Type:** Mixed Use  
**Status:** Completed, 2005  
**General Location:** East Town  
**Address:** 545 East Wells Street  
**Developer:** Van Burean Management  
**Investment:** \$57 million  
**Website:** [www.cathedralsquarecondos.com](http://www.cathedralsquarecondos.com)

**Description:** 19-story building with 220,000 SF of office and 25,000 SF of street-level retail space. 27 condo units located among the 3<sup>rd</sup> through 11<sup>th</sup> floor of this mixed use building overlook Cathedral Square Park, St. John's Cathedral, the city, and the lake. The building also includes 10 levels of parking structure. The building, designed by Solomon Cordwell Buenz & Associates, has become a landmark with its stunning glass exterior and a distinctive rounded corner. This development won a Mayor's Design Award in 2005.



### **Harbor Front and Hansen's Landing**

**Development Type:** Residential  
**Status:** Completed, 2005  
**General Location:** Third Ward  
**Address:** 601 East Erie Street  
**Developer:** Renner Architects  
**Investment:** \$17 million  
**Website:** [www.waterfront-condominiums.com/harborfront.html](http://www.waterfront-condominiums.com/harborfront.html)

**Description:** The project consists of a Riverwalk extension and two 80-unit buildings, along with a marina, a swimming pool and clubhouse that overlooks the Milwaukee River, and commercial/retail space fronting East Erie Street.



### **Kilbourn Tower**

<b>Development Type:</b>	Infrastructure
<b>Status:</b>	Completed, 2009
<b>General Location:</b>	East Town and Westtown
<b>Address:</b>	Kilbourn Avenue over the Milwaukee River
<b>Developer:</b>	City of Milwaukee
<b>Investment:</b>	\$20.9 million
<b>Website:</b>	

**Description:** An historic bridge rebuild that includes a designated bike route with pavement markings that designate a 6-foot bike lane. The bridge renovation was completed in 2009.



### **Majestic Lofts**

<b>Development Type:</b>	Residential (Conversion)
<b>Status:</b>	Completed, 2005
<b>General Location:</b>	Westtown
<b>Address:</b>	231 West Wisconsin Avenue
<b>Developer:</b>	Gorman and Co.
<b>Investment:</b>	\$16.8 million
<b>Website:</b>	<a href="http://www.gormanusa.com/webv1/rent_search/majestic.htm">http://www.gormanusa.com/webv1/rent_search/majestic.htm</a>

**Description:** The Majestic Loft Apartments is a 14-story building conveniently connected to the Grand Avenue Mall and Milwaukee's skywalk system. Newly renovated historic building features 135 stunning one and two bedroom apartments with retail along the street.



### **Milwaukee Public Market**

<b>Development Type:</b>	Retail
<b>Status:</b>	Completed, 2005
<b>General Location:</b>	Third Ward
<b>Address:</b>	400 North Water Street
<b>Developer:</b>	Historic Third Ward Association
<b>Investment:</b>	\$7.5 million
<b>Website:</b>	<a href="http://www.milwaukeekeeppublicmarket.org/index.php">http://www.milwaukeekeeppublicmarket.org/index.php</a>

**Description:** The Historic Third Ward, mainly the Commission Row area, holds significant meaning as a hub of Market activity for over a hundred years. The modern-day Milwaukee Public Market preserves the nature of this historical neighborhood and capitalizes on the history of an area that native Wisconsinites associate with fresh food. The Milwaukee Public Market features twenty specialty food vendors. Each merchant is owner and operator, and in many instances producer, of the products they sell. This development won a Mayor's Design Award in 2005.



### **MSOE Kern Center**

<b>Development Type:</b>	Institution/Athletic Center
<b>Status:</b>	Completed, 2005
<b>General Location:</b>	Park East
<b>Address:</b>	1251 North Broadway
<b>Developer:</b>	Milwaukee School Of Engineering
<b>Investment:</b>	\$31 million
<b>Website:</b>	<a href="http://www.msoe.edu/kerncenter/">http://www.msoe.edu/kerncenter/</a>

**Description:** The Kern Center is a 210,000 SF facility with a fitness center, 3 classrooms, 1,600-seat hockey arena, 1,200-seat basketball arena, field house, running track, wrestling area, offices, facilities associated with athletics, counseling and health services. This development won a Mayor's Design Award in 2005.



### **Park East Redevelopment Corridor Infrastructure**

Development Type:	Infrastructure
Status:	Completed, 2005
General Location:	Park East
Address:	Northern Edge of Downtown
Developer:	City of Milwaukee, Wisconsin Department of Transportation
Investment:	\$45 million
Website:	<a href="http://www.mkedcd.org/parkeast">www.mkedcd.org/parkeast</a>

**Description:** In 1999, approval was given to remove an underutilized elevated freeway spur to help eliminate a blighting influence and create new taxable properties. In 2002, utilizing Federal ISTEA money and local Tax Increment Financing, removal of the Park East Freeway began. The elevated freeway spur was replaced with an at-grade, six-lane boulevard that is fully connected with the existing and newly re-created street grid. New block configurations opened up 24 acres of downtown property for redevelopment. At final build-out, the corridor is predicted to produce over \$800 million in taxable value.



### **Wisconsin Avenue Streetscaping**

Development Type:	Infrastructure
Status:	Completed, 2005
General Location:	East Town and Westown
Address:	Wisconsin Avenue from the Lake to 10 <sup>th</sup> Street
Developer:	City of Milwaukee
Investment:	\$11 million
Website:	<a href="http://www.mkedcd.org/planning/plans/downtown/Update/pdfs/UpdateReport.pdf">http://www.mkedcd.org/planning/plans/downtown/Update/pdfs/UpdateReport.pdf</a>

**Description:** Wisconsin Avenue Revitalization was noted in the City's Downtown Master Plan as being of strategic importance to the Downtown. Revitalization included streetscape enhancements with intersection paving and landscaping. Wisconsin Avenue Streetscaping began in 2002 and was completed by 2005. Over \$11 million was invested in the upgrading and revitalization of the public infrastructure.

